Collyers
PROPERTIES









2 Lauderdale House Lauderdale Drive, Barnstaple, EX32 8LF

£290,000

An impressive three-bedroom first-floor apartment forming part of an elegant 19th-century residence, offering generous accommodation, far-reaching views, a private garden and exceptional parking facilities. Now offered for sale with vacant possession and no onward chain.

Description

Tucked away along a private no-through driveway, Lauderdale House is an attractive period residence conveniently positioned within walking distance of Barnstaple town centre. Originally the home of architect Alexander Launder, this distinguished building has since been thoughtfully converted into individual residences, retaining much of its original character and architectural charm.

Occupying the first floor, Apartment 2 offers approximately 1,216 sq. ft. of well-proportioned accommodation, combining period features, high ceilings and traditional sash windows with modern conveniences. Its elevated position provides wonderful views across Barnstaple, the surrounding countryside and towards the coast.

The property is approached via its own private entrance porch, featuring an original tiled floor, with stairs rising to a split-level landing. The lower landing provides access to a useful cloakroom WC and a door leading directly outside to the private rear garden.

The main landing leads through to a beautifully appointed kitchen/dining room, fitted with a contemporary white high-gloss Howdens kitchen, featuring handleless soft-close cabinetry, integrated cooking appliances, a gas hob, stylish slate-effect worktops and a range of clever storage solutions. A separate walk-in pantry provides additional practicality, while windows overlooking the rear garden allow plenty of natural light.

The living room is a comfortable and inviting space, enjoying pleasant views towards Tawstock Castle and the surrounding countryside.

There are three well-proportioned bedrooms, each benefiting from attractive outlooks. The principal bedroom is particularly impressive, with dual-aspect sash windows offering far-reaching views across Barnstaple and towards the coast. The second bedroom is another generous double, while the third bedroom offers flexibility as a guest room, nursery or home office.

A family bathroom completes the accommodation, fitted with a white suite comprising a panelled bath with shower over, vanity wash basin, WC and heated towel rail. There is also a separate cloakroom WC and a useful utility cupboard with plumbing for laundry appliances.

Outside

A particularly appealing feature of this property is its private, enclosed Mediterranean-style rear garden. Featuring a paved terrace and established planted borders, it provides a lovely outdoor space for relaxing, entertaining or enjoying the warmer months.

Parking is another standout benefit, with a detached tandem garage, private driveway and off-road parking for multiple vehicles, a rare advantage for an apartment so close to the town centre. An EV charging point is also installed.

Location

Lauderdale House enjoys a convenient yet tucked-away position within easy walking distance of Barnstaple town centre, with its excellent selection of independent shops, cafés, restaurants, supermarkets and leisure facilities.

Nearby attractions include Rock Park, the River Taw, Barnstaple's historic Pannier Market and the popular Tarka Trail, providing picturesque walking and cycling routes through the North Devon countryside.

Barnstaple also offers a railway station with connections to Exeter, regular bus services and excellent road links via the A361 North Devon Link Road. The renowned sandy beaches of Saunton, Croyde, Putsborough and Woolacombe are all within comfortable driving distance.

Living Room 11'10" x 14'11" (3.63 x 4.56)



Kitchen 17'6" x 12'7" (5.35 x 3.84)



Bedroom 3 / Office 10'7" x 8'4" (3.24 x 2.55)



Bedroom 1 14'4" x 12'5" (4.37 x 3.80)



Bathroom



Bedroom 2 14'11" x 10'0" (4.56 x 3.06)



WC

Garden





Drive / Car Port



Information

Tenure: Leasehold – 249 years from 18th June 2021
Ground Rent: £75 per annum
Maintenance: No fixed service charge. Maintenance costs are shared on an ad-hoc basis, generally split equally with the ground-floor apartment/freeholder. This is yet to be confirmed by the freeholder.
Access Lane: Shared maintenance responsibility with neighbouring properties, with a one-fifth contribution towards works when required.
Council Tax: Band B
EPC Rating: D
Services: Mains gas, electricity, water and drainage. Gas-fired central heating.
Broadband & Mobile: According to Ofcom, ultrafast broadband is available, with coverage expected from several mobile networks. Buyers are advised to check availability independently.

Note - We are currently seeking confirmation of the latest service charges and will update the particulars once this information becomes available. Prospective purchasers should verify the charges through their solicitor before proceeding.

What3Words: ///bubble.cove.deals

Rental Income

Taking the above into account, our Lettings & Property Management Department advises that an achievable gross monthly rental income is likely to fall within the range of £900pcm - £950pcm, subject to any required works and compliance with legal obligations (accurate as of February 2026). This figure is intended as a general guide only and should not be used for mortgage or financial planning purposes. Rental values are subject to change, and a formal valuation will be necessary to provide an accurate market appraisal.

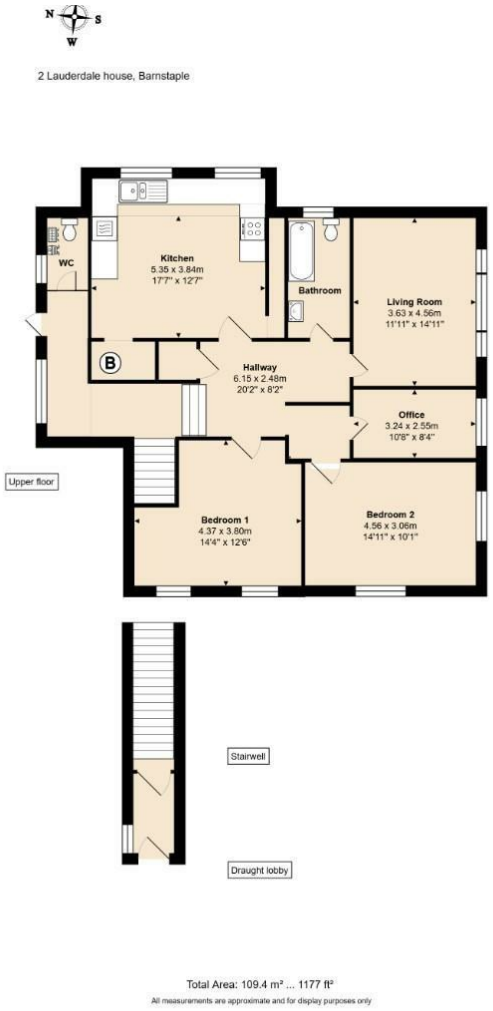
Note

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Photos may have been digitally enhanced and edited.

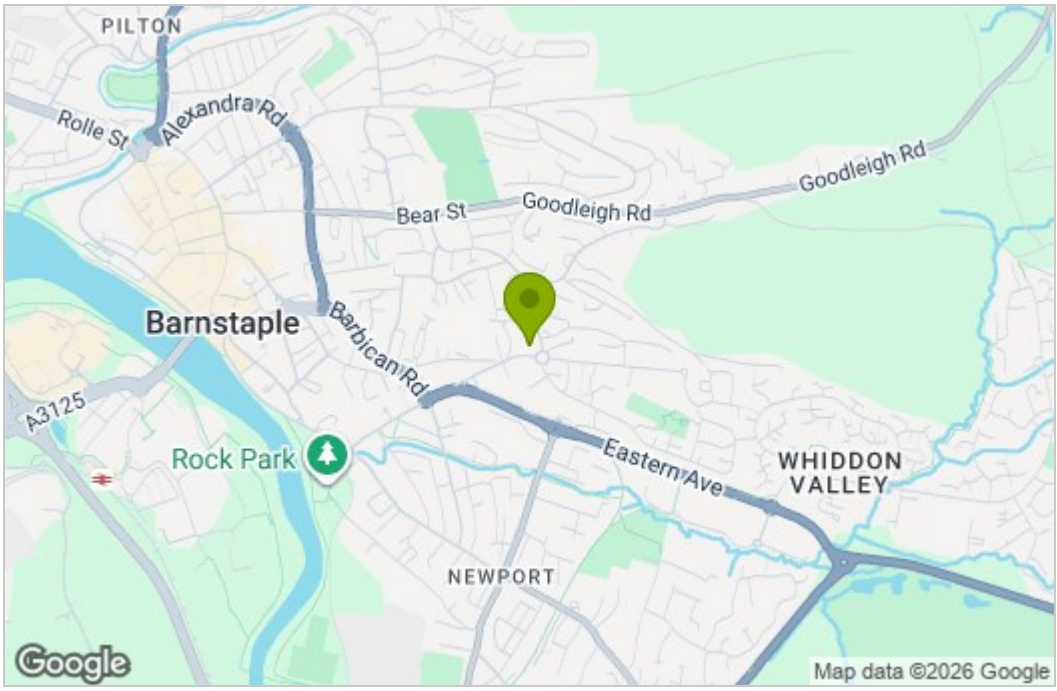
AML (Anti-Money Laundering)

In line with UK anti-money laundering regulations, all purchasers are required to complete an AML (Anti-Money Laundering) check. A charge of £36.00 per property transaction applies for this service. Please ensure all relevant parties provide the required information promptly to avoid any unnecessary delays to the transaction.

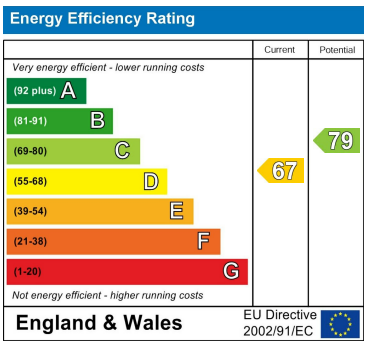
Floor Plan

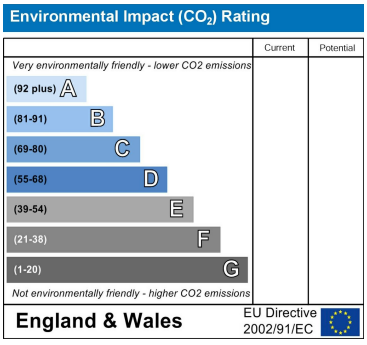


Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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